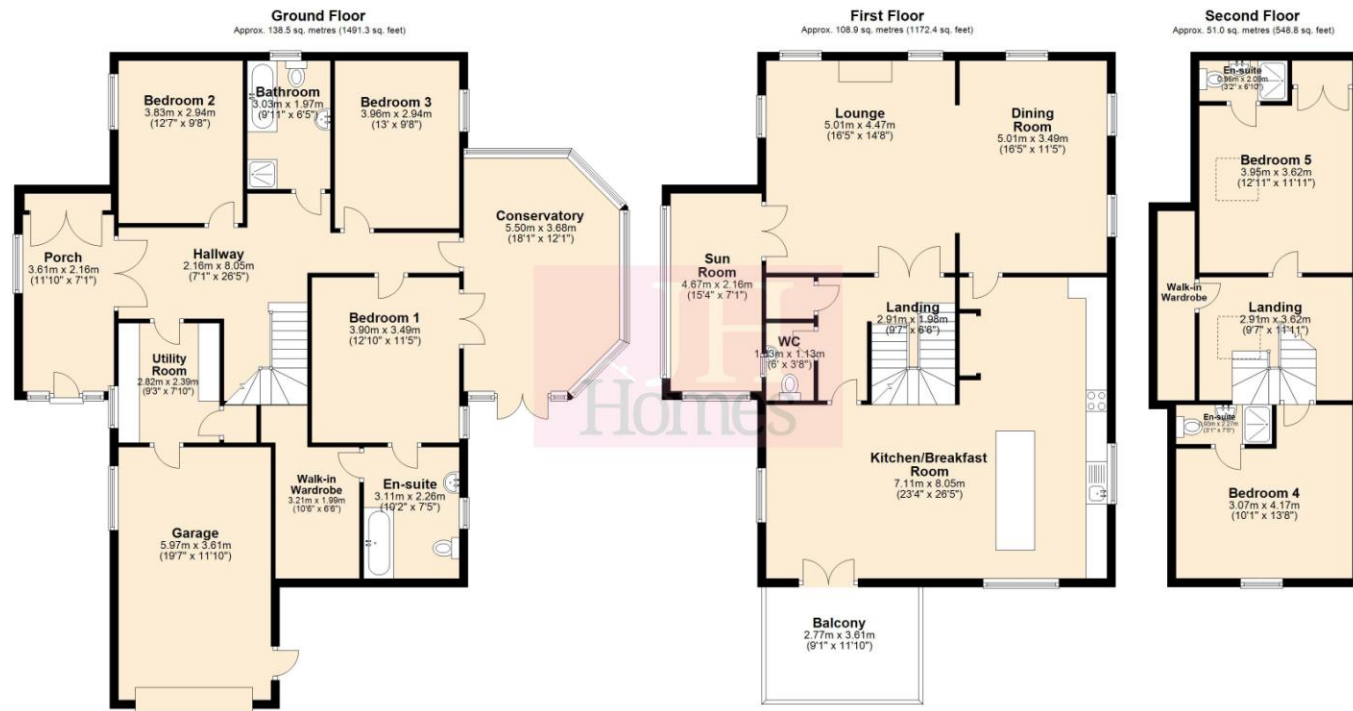


JH
Homes

£540,000



Total area: approx. 298.5 sq. metres (3212.5 sq. feet)



2



5



4



GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
Homes

Heron House, Sea View, Haverigg, Millom, LA18 4ER

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to purchase individual detached five bedroom property of excellent proportions situated in this beautiful position and the coastal village of Haverigg. Owned since built for the current owners and offers versatile family accommodation comprising of porch, hall, three ground floor bedrooms - master with en suite and dressing room/wardrobe, conservatory, utility, bathroom as well as lounge, dining room, sunroom, dining/kitchen with balcony and two bedrooms with en suite shower rooms. Panoramic views over the beautiful coast, gas fired central heating system, uPVC double glazing and Solar Photovoltaic panels to roof plus off-road parking, garage, enclosed rear garden and the layout makes it versatile for several uses including potential B&B if required or just a perfect family home. Superb access to the nearby town of Millom with local amenities within the villages itself including general store and public house etc as well as being on the edge of the Lake District National Park.



DIRECTIONS

Proceeding into Haverigg reach the mini roundabout and turn in front of the Harbour Pub onto Sea View heading for the beach, after a short distance before you reach the carpark and beach café the property is on the left.

The property can be found by using the following "What Three Words"
<https://what3words.com/eats.full.september>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Gas, electricity, water and mains drainage are all connected.

PLEASE NOTE: Solar photovoltaic panels to the roof for the generation of electricity with the inverter located in the garage.





Accessed through a feature front door with double glazed inserts and matching side windows with lead and pattern glass.

PORCH

Feature Heron glass double glazed window to side, Oak skirting boards architraves, set of double doors to cupboard with hanging rail and shelving and double doors opening to:

HALL

Double doors to hallway which are half glazed with bevel glass panes, polished tile floor, Oak internal doors architraves and skirtings, half-glazed door to conservatory, feature staircase to the first floor and door to under stairs cupboard. Further doors to utility, bedrooms and bathroom.

CONSERVATORY

18' 1" x 12' 1" (5.51m x 3.68m)
UPVC double glazed windows set to a low wall with polycarbonate style roof and fitted blinds around the windows. Radiator, wall light points, power sockets and French doors open to a decked stepped area to the garden.

MASTER BEDROOM

12' 10" x 11' 5" (3.91m x 3.48m)
Double room with uPVC double glazed window to the side, PVC doors with double glazed inserts into the conservatory, thermostat, electric light, power and door opening to ensuite bathroom.

ENSUITE

10' 2" x 7' 5" (3.1m x 2.26m)
Fitted with a three-piece in white comprising of tiled bath with traditional style mixer tap, shower fitment with glazed shower screen and thermostatic shower to the wall with flexi-track spray, WC with push button flush and wash hand basin inset to vanity unit with storage cupboards under and large mirror and shelf combination above with electric light. Tiling to walls and floor, chrome ladder style towel radiator and internal door to dressing room/wardrobe.

WALK IN WARDROBE

10' 6" x 6' 6" (3.2m x 1.98m)
Comprehensively fitted with hanging rail, drawers and shelving with further recessed shelf area.

BEDROOM

12' 7" x 9' 8" (3.84m x 2.95m)
Further double room with wall light point, power socket, thermostat for the underfloor heating and uPVC double glazed window to garden.

BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m)
Double room to the rear of the property with uPVC double glazed window, laminate wood grain effect flooring and ceiling light.



BATHROOM

9' 11" x 6' 5" (3.02m x 1.96m)
Fitted with a four-piece suite in white comprising of wash hand basin inset to vanity unit with storage under, mixer tap and illuminated mirror above, WC with push button flush, tiled panel bath with mixer tap shower fitment and separate shower cubicle with body jets and flexi-track spray. Fully tiled to walls, floor, uPVC double glazed window with blind, extractor fan and chrome ladder style towel radiator.

UTILITY ROOM

9' 3" x 7' 10" (2.82m x 2.39m)
Fitted with base and wall cupboards with wood grain effect work surface over incorporating stainless-steel sink with mixer tap. UPVC double glazed window, modern stone effect panelling to upstands, recess and plumbing for washing machine and space for dryer. Door to built-in airing cupboard housing the controls for the underfloor heating. Connecting door to garage.

GARAGE

19' 7" x 11' 10" (5.97m x 3.61m)
Single garage with roller door and personal door to side. UPVC double glazed window with fitted blind, shelving to walls, housing Vaillant gas combi boiler for the central heating and hot water systems and also the inverter for the solar photovoltaic panels.

FIRST FLOOR LANDING

Double doors to lounge, kitchen, WC and shelved storage cupboard. Stairs case to second floor.

WC

6' 0" x 3' 8" (1.83m x 1.12m)
Tiled floor, half tiling to walls, wash hand basin, WC, double glazed window and radiator.

LOUNGE

16' 5" x 14' 8" (5m x 4.47m)
Three double glazed windows to side and rear and set of uPVC double glazed French doors to sunroom. Open access to dining room, feature, fireplace with conglomerate style hearth with an inset living coal flame fire, coving to the ceiling and wooden flooring.

DINING ROOM

16' 5" x 11' 5" (5m x 3.48m)
Three further uPVC double glazed windows, radiator, coving to ceiling, electric light and power, wooden flooring and connecting door to kitchen.

SUN ROOM

15' 4" x 7' 1" (4.67m x 2.16m)
Sliding PVC door with double glazed inserts to side offering panoramic views towards the sea and beach, wooden flooring, electric light and power and offers a pleasant seating area to enjoy the views.

KITCHEN/DINER/FAMILY ROOM

23' 4" x 26' 5" (7.11m x 8.05m)
Kitchen Area
Fitted with the comprehensive range of attractive base, wall and drawer units with work surface, modern panelling to the upstands and central island. Integrated electric induction hob with cooker hood over with canopy feature, electric oven, recess space for American sized fridge freezer and feature sink unit with mixer tap. Laminate style tiled floor.

Lounge/Dining Area

Fitted electric fire to wall, provision for TV to be mounted to wall, further TV points, coving to ceiling, wooden flooring, uPVC double glazed window offering panoramic views over the bay and set of French doors opening to balcony.

BALCONY

Electric light, power and galvanized railings around the perimeter with artificial grass surfacing and offering an area to enjoy the fantastic scenery with panoramic views over the bay and beyond.

SECOND FLOOR LANDING

Handrail and spindles around the stairwell, large double glazed roof light, radiator, electric light and power. Door to loft area and further doors to two bedrooms.

BEDROOM

10' 1" x 13' 8" (3.07m x 4.17m)
Double room with uPVC double glazed tilt and turn window to the front offering fabulous views over the bay and hills beyond. Access to eaves storage cupboard, sliding doors to one wall to a storage area with shelving. Further internal door to en suite.

ENSUITE

3' 2" x 6' 10" (0.97m x 2.08m)
Comprising of WC, wash hand basin with mirror above, electric shaver light and shower cubicle with electric shower and panelling to walls. Radiator.

BEDROOM

12' 11" x 11' 11" (3.94m x 3.63m)
Further double room with double glazed roof light and open access to an eaves storage area. Further set of double doors to a built-in wardrobe with hanging rail and door to en suite.

ENSUITE

3' 1" x 7' 5" (0.94m x 2.26m)
Modern panelling to walls, shower cubicle which has an electric shower, wash hand basin with shelf, mirror above and electric shaver light and WC with push button flush. Radiator.

EXTERIOR

Off-road parking with brick set driveway and hard standing with galvanized gates that have in the past been motorised. Access to garage and set of double gates providing vehicle access to the garden ideal for storing caravan motorhome boat etc. To the rear of the property, is an enclosed garden area that has an area of grass with raised borders, trees, shrubs and bushes. Door to store attached to the rear of the neighbouring garage, gravel pathways and short flight of steps to further rear garden area.